



Hanover Planning Board
550 Hanover Street, Hanover, MA 02339
Meeting Minutes - Monday, December 20, 2021 – 6:45 pm

Committee Attendees

MaryAnn Brugnoli, Chairwoman
Ken Blanchard, Vice Chairman
Giuseppe Fornaro
Bernie Campbell

Meaghan Neville-Dunne
Dave Traggorth
Tony Cavallaro

Other Attendees

Christine Stickney, Town Planner
Josh Green, Merrill Engineers & Land Surveyors
Joan & Jon Shellington, Benjamin Brooks Estates

Daniel Smith, General Contractor
David Kelly, Kelly Engineering Group Inc.

Opening

The Chair MaryAnn Brugnoli opened the meeting at 6:45 PM and made note the meeting was being recorded.

Review of Meeting Minutes

The Board voted to approve the meeting minutes from December 6, 2021 as written.

Roll Call Vote: MaryAnn Brugnoli – Yes
Ken Blanchard – Yes
Giuseppe Fornaro – Yes
Bernie Campbell – Yes
Tony Cavallaro – Yes
Dave Traggorth – Yes

295 Winter Street – PB 18-12

The Board reviewed an extension request for a commercial subdivision at 295 Winter Street. The Board voted to grant the extension request to December 31, 2022.

Roll Call Vote: MaryAnn Brugnoli – Yes
Ken Blanchard – Yes
Giuseppe Fornaro – Yes
Bernie Campbell – Yes
Tony Cavallaro – Yes
Dave Traggorth – Yes

Board member Meaghan Neville-Dunne arrived at 6:52 pm.

Benjamin Brooks Estates – Minor Modification – TPL 16-11

The Board reviewed a request for a minor modification for Benjamin Brooks Estates. Josh Green of Merrill Engineers & Land Surveyors explained a retaining wall along the right of way was constructed with natural stones instead of manufactured concrete blocks. This change in material caused the road to shift 1.75 feet to the west. Mr. Green explained the right of way remains the same width, and this shift only a portion of the road from the opening. Chairwoman MaryAnn Brugnoli asked whether the natural stone wall will have the same stability as the approved manufactured concrete block wall. Daniel Smith, General Contractor for the project stated the wall is constructed with large boulders at the bottom with smaller rocks fixed to the top with concrete. Board member Bernie Campbell confirmed the wall has already been constructed. Jon Shellington stated that staff from Hanover DPW and the Conservation Commission were aware of the change during the wall construction. Vice Chairman Ken Blanchard noted the Planning Board should have been notified before the change was made, and the wall should be assessed by a structural engineer. Board member Tony Cavallaro agreed. Board member Dave Traggorth asked what portion of the subdivision road are complete. Joan Shellington stated the curbs and sidewalks are not yet installed. Mr. Shellington noted the delays the project has had due to Covid and scheduling difficulties with Columbia Gas. Town Planner Christine Stickney reviewed the history of the project including the appeal of the Board's decision approving the subdivision and an extension request to complete the subdivision was approved by the Board. Ms. Stickney also noted the Town has a bond for the project. The Chair would also like to have a structural engineer assess the wall and believes the change is a major modification. Ms. Stickney noted a major modification will require a hearing with newspaper and abutters notification. Board member Giuseppe Fornaro agrees with a major modification. Ms. Stickney suggested continuing the discussion to the next meeting, so the Board may confirm with the Hanover DPW that they were aware of the wall material change. Board member Dave Traggorth

confirmed the wall is no higher than four (4) feet and stated if reviewed by a structural engineer, he is agreeable to approving the requested minor modification. The Board members discussed their viewpoints on a minor versus major modification. A motion was made to require a major modification request with a hearing and newspaper/abutters notification.

Roll Call Vote: MaryAnn Brugnoli – Yes
Ken Blanchard – Yes
Giuseppe Fornaro – Yes
Meaghan Neville-Dunn - Yes
Bernie Campbell – Yes
Tony Cavallaro – No
Dave Traggorth – No

The motion passed. Ms. Stickney will contact Mr. & Mrs. Shellington.

1410 & 1422 Washington Street – Preliminary Commercial Subdivision – PB 21-18

The Board reviewed a request for a preliminary commercial subdivision approval for 1410 & 1422 Washington Street. David Kelly of Kelly Engineering Group Inc. explained to the Board that the two properties have been in common ownership for many years. 1410 Washington Street consists of a strip mall anchored by Sherman Williams and 1422 Washington is the Pearl Vision building. The Sherman Williams property does not have enough frontage to meet current zoning requirements yet has enough lot square footage. The Pearl Vision property has the appropriate frontage but not enough lot square footage. Mr. Kelly proposes to solve this problem by creatively re-drawing the lot lines of each property to make them both conform. This would be an on paper change only and no changes on site would take place except for future plans to improve the parking area, landscaping and lighting. Mr. Kelly stated those improvements will also need approval from the Hanover Conservation Commission. Mr. Kelly stated the owner of the properties has no plans to sell, but who like each property to conform to zoning bylaws and be independent of each other for lease, financing and insurance purposes. Town Planner Christine Stickney explained the preliminary subdivision process allows the Board to review the plan and make recommendations prior to a definitive subdivision application. Ms. Stickney stated she will inquire with Town Counsel regarding some of the relief being requested. Board member Dave Traggorth suggested Mr. Kelly have an attorney review his proposal and submit a legal opinion in writing to the Board. Ms. Stickney stated the legal opinion would be forwarded to Town Counsel. Ms. Stickney confirmed with Mr. Kelly the paper road being proposed at the entrance would not be considered for street acceptance by the Town. The Board briefly discussion parking area landscaping and possible mitigation. Ms. Stickney stated the Board must vote on the preliminary plan within 45 days of the filing and asked Mr. Kelly to agree to an extension to January 31, 2022. Mr. Kelly agreed. The Board voted to continue the discussion to Monday, January 24th.

Roll Call Vote: MaryAnn Brugnoli – Yes
Ken Blanchard – Yes
Giuseppe Fornaro – Yes
Meaghan Neville-Dunn - Yes
Bernie Campbell – Yes
Tony Cavallaro – Yes
Dave Traggorth – Yes

Subdivision Rules and Regulations

The Board reviewed the final draft of proposed amendments to the Subdivision Rules and Regulations for public comment at a hearing scheduled for January 10, 2022. The Board reviewed and vote on a list of recommendation proposed by Town Planner Christine Stickney.

1) Require sidewalks on both sides of the road.

Roll Call Vote: MaryAnn Brugnoli – Yes
Ken Blanchard – Yes
Giuseppe Fornaro – Yes
Meaghan Neville-Dunn - No
Bernie Campbell – Yes
Tony Cavallaro – Yes
Dave Traggorth – Yes

2) Increase the width of sidewalks from 4' to 5' for compliance with the ADA.

Roll Call Vote: MaryAnn Brugnoli – Yes
Ken Blanchard – Yes
Giuseppe Fornaro – Yes
Meaghan Neville-Dunn - Yes
Bernie Campbell – Yes
Tony Cavallaro – Yes
Dave Traggorth – Yes

3) Elimination of the 4' grass area between the curb and sidewalk.

Roll Call Vote: MaryAnn Brugnoli – No

Ken Blanchard – Yes
Giuseppe Fornaro – Yes
Meaghan Neville-Dunn - Yes
Bernie Campbell – Yes
Tony Cavallaro – Yes
Dave Traggorth – Yes

4) Two trees per lot vs. every 40' feet.

Roll Call Vote: MaryAnn Brugnoli – Yes
Ken Blanchard - Yes
Giuseppe Fornaro – Yes
Meaghan Neville-Dunn - No
Bernie Campbell – No
Tony Cavallaro – Yes
Dave Traggorth – Yes

- One tree per cul-de-sac lot (80' frontage)

Roll Call Vote: MaryAnn Brugnoli – Yes
Ken Blanchard – Yes
Giuseppe Fornaro – Yes
Meaghan Neville-Dunn - Yes
Bernie Campbell – No
Tony Cavallaro – Yes
Dave Traggorth – Yes

5) To require a pre-application informational hearing with neighbors. The Board discussed and voted to strongly recommend a pre-application meeting with property abutters on their application form.

Roll Call Vote: MaryAnn Brugnoli – Yes
Ken Blanchard – Yes
Giuseppe Fornaro – Yes
Meaghan Neville-Dunn - Yes
Bernie Campbell – Yes
Tony Cavallaro – Yes
Dave Traggorth – Yes

6) To eliminate the circular layout known as the cul-de- sac. The Board discussed T or reverse L turnarounds instead of circular cul-de-sacs.

Roll Call Vote: MaryAnn Brugnoli – No
Ken Blanchard – No
Giuseppe Fornaro – No
Meaghan Neville-Dunn - No
Bernie Campbell – No
Tony Cavallaro – No
Dave Traggorth – No

7) Eliminate the requirement for a circular landscaped island within the cul-de-sac.

Roll Call Vote: MaryAnn Brugnoli – Yes
Ken Blanchard – Yes
Giuseppe Fornaro – Yes
Meaghan Neville-Dunn - Yes
Bernie Campbell – No
Tony Cavallaro – Yes
Dave Traggorth – Yes

8) Eliminate list of trees and replace with another short list of deep-rooted trees.

Roll Call Vote: MaryAnn Brugnoli – Yes
Ken Blanchard – Yes
Giuseppe Fornaro – Yes
Meaghan Neville-Dunn - Yes
Bernie Campbell – Yes
Tony Cavallaro – Yes
Dave Traggorth – Yes

9) Eliminate the detention/retention basin requirements section from Conservation and merely reference.

Roll Call Vote: MaryAnn Brugnoli – Yes
Ken Blanchard – Yes
Giuseppe Fornaro – Yes
Meaghan Neville-Dunn - Yes
Bernie Campbell – Yes
Tony Cavallaro – Yes
Dave Traggorth – Yes

10) Eliminate the definitive checklist form and put with application instead. **Roll Call Vote:** MaryAnn Brugnoli – Yes
Ken Blanchard – Yes
Giuseppe Fornaro – Yes
Meaghan Neville-Dunn - Yes
Bernie Campbell – Yes
Tony Cavallaro – Yes
Dave Traggorth – Yes

The Board voted to accept the 12/6/21 draft amendments to the Subdivision Rules and Regulations for posting on the Town's website and presentation to the public at a hearing noticed for Monday, January 10th. **Roll Call Vote:**

MaryAnn Brugnoli – Yes
Ken Blanchard – Yes
Giuseppe Fornaro – Yes
Meaghan Neville-Dunn - Yes
Bernie Campbell – Yes
Tony Cavallaro – Yes
Dave Traggorth – Yes

VPUD Warrant Article

The Board reviewed a draft warrant article to rescind the VPUD Bylaw and an associated report. Town Planner Christine Stickney stated the draft warrant article has been forwarded to the Town Managers Office and Town Counsel for review.

Other Business

Members were given the recent State information on the new MBTA multi-family housing requirements for review. The Board briefly discussed the Town's MBTA Community designation because of the use of the GATRA transportation service.

The ridership number for Hanover residents will be presented to the Board at the next meeting.

The Board briefly discussed a 40B development denied by the Town of Pembroke.

The Board reviewed the current building department fees collected for permitting at Hanover Crossing.

The Board briefly discussed mitigation or impact fees and the account for sidewalks. Town Planner Christine Stickney stated the Finance Department will need to speak with the Town Manager or the Director of Public Works to ascertain who has authority to expend funds in the mitigation account. The Board agreed a goal for 2022 should be exploring the possibilities and developing a plan for sidewalks in Hanover.

Adjournment

The Board voted to adjourn at 8:50 pm.

Upcoming Meetings 2021

Monday, January 10 & 24, 2022

Monday, February 14 & 28, 2022